

**OFFICES WITH SIMILAR BUSINESS NAMES
OPERATING AT THE SAME ADDRESS**

These guidelines apply under the following circumstances:

1. More than one broker licensed at the same address;
2. The brokers do not want to be associated through licensure with the other brokers;
3. The brokers are licensed separately and not associated with the other brokers; and,
4. The separately licensed brokers are all operating with somewhat similar business names.

When the above conditions exist, the brokers must comply with section 54-2040(3), Idaho Code, which states:

54-2040. Main Office or Business Location – Display of License.

(3) Brokers sharing same business location. More than one (1) individually licensed broker may operate an office at the same address only if each broker operates under a business name which clearly identifies the broker as an individual within the group of brokers, and each broker shall maintain his or her records and trust accounts separate from all other brokers.

The following requirements must be met in order to be in compliance:

1. Each broker must maintain his or her real estate trust account separate and apart from the other brokers;
2. Each broker must maintain his or her records separate and apart from the other brokers;
3. Each broker must maintain all trust account and transaction records at the office where licensed;
4. All advertising must specify that each licensed brokerage (office) is separately owned and separately licensed; and
5. Each broker must operate under a business name which indicates that his or her office is a separate entity from the others.

Guideline #11
Rev. 7/00

Idaho Real Estate License Law allows separately licensed brokers to operate under a common business name if, in addition to the common business name, each broker also uses a separate individual name. Separate brokers operating out of the same office and using a “common business name” must include a separate individual name for each broker along with the common business name.

Example:

Mr. Jones and Mr. Smith each want to be licensed separately as individual brokers doing business under a common business name of First International Realty. The complete business name of Mr. Jones might be First International Realty - Jones Brokerage. The complete business name of Mr. Smith might be First International Realty - Bill Smith Agency or First International Realty Pine Tree Company or First International Realty/Black Cat and Associates.